



Financial Assistance Programs

Annual Report

Fiscal Year 2013-14

State of California

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT



COVER: Logan Place, Petaluma, Sonoma County is new construction of 66 units on 2.61 acres, near Highway 101. The project will consist of 6 studio, 12 one-bedroom, 21 two-bedroom and 27 three-bedroom units targeting households with incomes between 30 to 50 percent Area Median Income (AMI). Twelve units will receive project based Section 8 rental subsidy. There will be an on-site maintenance shop for Burbank Housing Development Corporation's (BHDC) maintenance crew. Total development cost of the project was approximately \$26 million, with \$6,082,042 from HCD's MHP, \$4 million from City of Petaluma, and \$3.6 million from Petaluma Community Development Commission. The remaining funds for the project came from tax credits.

**Financial Assistance Programs
Annual Report
Fiscal Year 2013-14**



State of California
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Business, Consumer Services, and Housing Agency
Anna M. Caballero, Secretary

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Program name acronyms and other abbreviations and terms used in this report are explained in Appendix F.

I. EXECUTIVE SUMMARY

The mission of the Department of Housing and Community Development (HCD) is to provide leadership, policies, and programs to preserve and expand safe and affordable housing opportunities and promote strong communities for all Californians.

During the past year, HCD has stabilized department leadership under a new Director and has continued to work on refining its policies and programs within the current context of needs and available resources. These actions, paired with many emerging opportunities in the housing industry, are allowing HCD to demonstrate its aptitude to engage, perform, and build its capacity to:

- Innovate and find new solutions
- Be nimble and grasp opportunities as they are presented
- Strengthen existing partnerships and foster new ones

This Annual Report provides examples of these efforts that demonstrate many of HCD's current initiatives:

- HCD applied new and innovative rubrics for the Community Development Block Grant Program that streamlined the program and leveled funding prospects for smaller, less competitive jurisdictions.
- Legislative changes and updated threshold criteria to the Housing-Related Parks Program added a nimbleness that delivered increased opportunities for funding, which resulted in a record-breaking year.
- HCD's strong partnerships with CalHFA and CalVet have been and will continue to be instrumental in building the foundation for a new and vital \$600 million housing and homelessness prevention program for veterans.

Specifically, during Fiscal Year 2013-14, HCD issued ten Notices of Funding Availability (NOFA) that awarded 286 loans and grants totaling more than \$360 million to city and county government agencies, for- and non-profit developers, service providers, and small businesses. The awards provide funding to build or rehabilitate affordable housing and transitional and emergency shelters and infrastructure, which strengthens communities through economic development opportunities.

The awards made in FY 2013-14 are projected to produce or contribute to the following accomplishments:

- 5,571 housing units assisted and subject to contractual rent or cost limits;
- 813 substandard housing units rehabilitated;
- 4,908 new housing units;

- 1,880 migrant farmworker rental housing units operated during harvest season, which include new and rehabilitated centers; and
- 16,662 total persons served in Emergency Solutions Grant shelters.

HCD loans and grants also helped to leverage more than \$1.5 billion in additional funds invested in the same projects.

The top ten counties in terms of HCD funds received in 2013-14 were:

Table 1 HCD Funds Received – Top Ten Counties

Rank	County	Award Amounts
1	Los Angeles	\$75,040,500
2	Alameda	\$33,331,400
3	San Diego	\$29,102,262
4	San Francisco	\$20,068,994
5	Humboldt	\$10,879,663
6	Riverside	\$10,538,100
7	Tuolumne	\$9,194,629
8	Imperial	\$8,695,300
9	Nevada	\$8,611,050
10	Ventura	\$8,257,390

HCD's awards during 2013-14 were drawn from the following fund sources and made through the programs listed:

Table 2 Funding Sources for HCD Awards - 2013-14

Funding Sources and Programs FY 2013-14	Award Amounts
Proposition 1C State bond funds:	
Housing Related Parks Program	\$25,000,000
Infill Infrastructure Grant Program	\$85,826,653
Multifamily Housing Program – General ¹	\$50,000,000
Multifamily Housing Program -- Supportive Housing	\$9,500,000
Transit-Oriented Development Program	\$64,000,000
Proposition 1C Sub-Total	\$234,326,653
Proposition 46 State bond funds:	
Multifamily Housing Program – Governor's Housing Initiative	\$1,880,439
Proposition 46 Sub-Total	\$1,880,439
Senate Bill 104 State funds:	
Drought Housing Rental Subsidies Program	\$9,730,000
Senate Bill 104 Sub-Total	\$9,730,000
Federal ongoing programs:	
Community Development Block Grant	\$60,556,635
Federal Emergency Solutions Grant	\$11,540,210
HOME Investment Partnerships Program	\$41,637,629
Federal emergency recovery programs:	
Community Development Block Grant – Disaster Recovery Initiative	\$1,050,000
HOME Drought Tenant-Based Rental Assistance Program	\$500,000
Federal Sub-Total	\$115,284,474
Revolving funds (established from General Fund):	
Predevelopment Loan Program	\$820,000
Mobilehome Park Purchase Program ²	\$584,550
Revolving Sub-Total	\$1,404,550
Total	\$362,626,116

¹ \$30 million of the original Affordable Housing Innovation Program (AHIP) bond allocation was transferred to the MHP per Chapter 784, Statutes of 2012 (AB 1951).

² Augmentation to FY 04/05 award.

A. PROJECTED PRODUCTION

Most of the housing production figures in this report are based on the time the award was made. Actual outcomes may differ because of project changes occurring after the award. Production numbers may take several years to become final, and production resulting from any one fiscal year's awards may be spread across several future fiscal years. Figures on housing actually produced during the fiscal year are reported for federally-funded programs, but not for State-funded programs.

B. PROPOSITION 1C

California voters approved Proposition 1C in November 2006, as one of America's largest State-funded affordable housing assistance efforts.

Proposition 1C authorized \$2.85 billion in General Obligation bonds to continue several important housing assistance programs and launch new infrastructure programs that support housing.

As of June 30, 2014, HCD had invested nearly \$2.1 billion in Proposition 1C funds with hundreds of public and private organizations to help build, rehabilitate, preserve or contribute other incentives for more than 60,000 affordable housing units, including more than 3,100 shelter spaces. Approximately \$257 million in Proposition 1C funds remains available to HCD. The California Housing Finance Agency (CalHFA) has also awarded a portion of Proposition 1C funds for downpayment assistance programs.

The Governor's website includes pages in which Proposition 1C bond funds by program and by agency are tracked. For specific details about these funds see Appendix C (page 43).

C. PROPOSITION 46 NEARS CONCLUSION

Proposition 46 was approved by voters in November 2002, and authorized \$2.1 billion in State bonds for a variety of new housing investments, of which \$1.81 billion was allocated to HCD programs. By June 30, 2014, HCD had invested nearly all of these funds to build, rehabilitate, preserve or provide incentives for approximately 89,000 affordable housing units, including approximately 11,000 shelter and dormitory spaces.

About \$13.5 million remains, spread across several programs. Proposition 46 has extended beyond its originally expected lifetime due to the recession-caused slowdown in housing construction in 2008-12 and occasional recapture of previously awarded funds from projects that have not proceeded as planned.

D. FEDERAL FUNDS

In a time of recession and strained budgets, HCD and the housing organizations it serves were fortunate to be able to distribute over \$112 million in federal funds in 2013-14 through long-time ongoing federal programs, Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) with

additional contributions from the Community Development Block Grant – Disaster Recovery Initiative (CDBG-DRI), a short-term “last resort” program to help finance recovery from the 2008 wildfires that devastated parts of California.

Federal funds awarded for the drought emergency – HCD received four applications for the federal drought NOFAs. The CDBG NOFA for Temporary Subsistence Payments for rent and utilities received two applications, requesting \$750,000 (County of San Benito for \$500,000 and County of Yolo for \$250,000). The HOME Drought Tenant Based Rental Assistance (TBRA) NOFA received two applications (City of Dinuba for \$200,000 and County of Yolo for \$300,000). All four applications met eligibility thresholds and were awarded on June 30th.

State funds awarded for the drought emergency: La Cooperativa, is implementing \$9.73 million of the \$10 million state-funded rental assistance program, Drought Housing Rental Subsidies. As of July 3, 2014, a total of 191 applicants in 16 counties have been assisted since the program began, with a total of \$288,195 committed and \$172,450 in funds issued to date. Additionally, State funds were awarded to the HOME Grantees for supplemental administration funding of 4.5% to assist with the costs of running the HOME TBRA Program. Dinuba was awarded \$9,000, with Yolo being awarded \$13,500.

Altogether, these funds are expected to accomplish the following:

Table 3 Federal Funds Awards 2013-14

# of Awards	Amount Awarded	Units Assisted or Regulated	New Housing Units
150	\$115,284,474	861	147

These awards also helped to bring over \$99 million from other sources into the projects assisted.

E. WORKING WITH HCD CUSTOMERS

During 2013-14, HCD’s DFA managers and staff conducted 20 workshops, training meetings, public hearings, stakeholder roundtable discussions, conference calls and webinars to seek input from our customers, and to advise them on how to apply for HCD housing funds and how to manage them effectively once obtained. In addition, DFA and other HCD representatives attended and spoke or participated in panel discussions at 13 major housing and community development conferences and conventions during the year.

DFA conducted or participated in over 400 monitoring visits, groundbreakings, dedications and opening ceremonies for housing developments resulting from past awards; and the Division’s Compliance Resolution Unit helped to develop financial workout arrangements for 4 affordable rental housing projects totaling 201 units that had fallen into financial difficulty, and needed new management and financial arrangements to preserve them as affordable housing.

Even as private housing activity remained weak, in many areas throughout California, the demand for HCD financial assistance remained strong. In FY 2013-14, HCD awarded over \$234 million in Proposition 1C bond funds.

For more information on the purposes, operating and eligibility criteria of HCD programs, go to HCD's Division of Financial Assistance web page for an alphabetical listing of programs at <http://www.hcd.ca.gov/fa/>, or the "Financial Assistance Program Directory" at www.hcd.ca.gov/fa/Program_Directory_June%202012.pdf.

HCD Highlight

Hilview Ridge, Oroville, Butte County



Hilview Ridge is a HCD-administered HOME-funded new construction rental project that was completed in September 2013. These garden-style apartments are comprised of 7 one- and two-story buildings with 56 total units, including 15 two-bedroom, 32 three-bedroom, 8 four-bedroom units and a manager's unit. Four of the units are also wheelchair accessible. Households living there earn between 30-55 percent of Butte County's annual median income (between \$13,150 to just over \$30,000 in 2014). The project is located in close proximity to public transportation, K-12 schools, community and day care centers, medical facilities, and retail shopping.

Total development cost of the project was approximately \$14 million. Federal HOME funds provided a \$2 million 3 percent deferred payment loan to the project. The balance was funded through 9 percent Low-Income Housing Tax Credits, a private bank loan, and developer funds.



II. PROGRAM PERFORMANCE

A. ENTERPRISE ZONE (EZ) PROGRAM WIND DOWN

The EZ Program has been responsible for the designation and oversight of California's EZs as authorized by State law. The Program targeted economically distressed areas throughout California, providing incentives to encourage business investment and promote the creation of new jobs. Each EZ was administered by its local jurisdiction, working with local agencies and business groups to promote economic growth through business expansion, attraction, and retention.

In late FY 2012-2013, two bills considered into law by the Legislature, SB 90 and AB 93 in the Senate and Assembly respectively, effectively eliminated the Enterprise Zone Program. Both bills passed in June and were signed by the Governor, effective December 31, 2013. Since that time, HCD has turned its focus on winding down the program and providing assistance to the new economic development programs being administered by the Franchise Tax Board.

Specifically, staff has been involved in verifying the boundaries of the 40 current and two most recently expired EZs, assisting the Department of Technology and Governor's Office. The areas represented by these EZs as verified by HCD have transitioned to "Designated Geographic Areas" under the new initiatives.

On September 26, 2013, AB 106 was passed which gave authority for EZs to continue accepting applications for the hiring tax credit vouchers prior to the termination of the Program. The bill allows EZs to accept applications and issue vouchers until December 31, 2014. HCD has and will continue to oversee and administer the vouchering activities of EZs under the current regulations until December 31, 2014. In some cases, it has been necessary to designate third-party agents to accept applications and process voucher certificates for those zones which have elected to discontinue operations prior to the end of the year. This was done in order to allow those businesses, which have earned the hiring tax credit, an equal opportunity to apply for and receive tax credit vouchers until the end of the year.

The table on the following page lists California's current EZs and the two expired EZs which have transitioned to "Designated Geographic Areas" under the new economic development programs.

Table 4 Estimated Closure Dates for Local Enterprise Zones

Enterprise Zone Name	Last date to accept applications	Last date to accept appeals	3 rd Party Vouchering Agent	Effective date
Anaheim	11-26-14	11-21-14		
Arvin	12-12-14	11-15-14	Kings County EDC	07-15-14
Barstow	12-01-14	12-01-14		
Calexico	Unknown	Unknown		
Coachella Valley	10-10-15	Unknown		
Compton	12-12-14	11-15-14	Kings County EDC	09-01-14
Delano	12-12-14	11-15-14	Kings County EDC	07-15-14
Eureka	10-31-14	10-01-14		
Fresno, City of	11-01-14	11-01-14		
Fresno, County of	11-01-14	11-01-14		
Harbor Gateway Communities	12-01-14	10-30-14	Merced County DWI	09-01-14
Hesperia	12-19-14	12-01-14		
Imperial Valley	12-31-14	Unknown		
Kings County	11-30-14	11-15-14		
Long Beach	12-01-14	11-29-14		
Los Angeles Hollywood	12-01-14	10-30-14	San Fernando - Tulare Co. EDC	09-01-14
			Hollywood Area – San Joaquin EDA	
			Central LA – RICHMONDWORKS	
Los Angeles-East	12-01-14	10-30-14	Merced County DWI	09-01-14
Merced	12-01-14	11-30-14		
Oakland	12-31-14	11-30-14		
Oroville	12-29-14	12-31-14		
Pasadena	12-31-14	11-01-14		
Pittsburg	12-01-14	12-01-14		
Richmond	12-01-14	10-24-14		
Sacramento	11-30-14	09-30-14		
Salinas Valley	Unknown	Unknown		
San Bernardino	12-31-14	Unknown		
San Diego	12-01-14	10-30-14	San Diego – Kings County EDC	10-01-14
			National City – Tulare Co. EDC	
			Chula Vista – Tulare Co. EDC	
San Francisco	11-01-14	10-01-14		
San Joaquin	12-01-14	11-15-14		
San Jose	12-01-14	11-15-14	RICHMONDWORKS	07-01-14
Santa Ana	12-15-14	11-30-14		
Santa Clarita Valley	12-10-14	08-29-14		
Sequoia Valley	11-30-14	10-31-14		
Shasta Metro	11-15-14	11-15-14		
Siskiyou County	Unknown	Unknown		
Southgate - Lynwood	11-30-14	10-30-14		
Stanislaus	12-01-14	12-01-14		
Taft	12-01-14	12-14-14		
Watsonville	12-15-14	11-30-14		
West Sacramento	12-01-14	10-30-14	RICHMONDWORKS	10-01-14
Yuba-Sutter	12-31-14	10-1-14		

B. COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

As noted in the previous Annual Report, HCD completely overhauled the Program's method of distribution in 2012. On January 7, 2013, HCD released the second combined NOFA under the new method, further implementing the goal of streamlining the Program and consolidating a number of tasks for both HCD and grantee jurisdictions. The 2013 NOFA used new threshold criteria for eligible applicants. The Program's new 50% Rule calls for each previously awarded jurisdiction to spend at least 50% of any funds awarded in 2012 to be expended before being eligible to apply for more funding.

One of the goals of the 50% Rule was to provide large grant amounts so that up to two years of funding would be awarded, thereby allowing smaller, less competitive jurisdictions to have a better opportunity to obtain funding. In response to the CDBG 2013 NOFA, HCD received 51 applications, many from smaller, less competitive jurisdictions that had not applied in several past funding cycles. HCD notes that the 50% Rule appears to be working as intended, given the first year's results. Additionally, HCD released an emergency drought NOFA, pursuant to the [Governor's Declaration of a State of Emergency](#). With its CDBG funding, HCD awarded \$750,000 to two jurisdictions for temporary assistance with rent and utilities for workers who are facing economic hardship caused by the drought.

Further, the Program changed its scoring system to make infrastructure/public improvement work more competitive so that funding needed for aging water/sewer projects is more accessible. Prior to the 2012 NOFA, the Program generally awarded about 15 percent of funding for infrastructure/public improvements. However, under the new scoring method, both the 2012 and 2013 CDBG NOFAs awarded about 36 percent for infrastructure (based on demand), with bonus points for projects that addressed potable water. Again, the aligned scoring method is successful, given the first year's results.

In September 2013, HCD announced awards of over \$50 million in funding to 42 of California's non-entitlement jurisdictions, which are predominately rural, small and low-income. For the 2013 ED OTC Program, HCD made two awards totaling \$8.1 million, and in June 2013, made the two Drought NOFA awards for a total \$750,000. In total, CDBG provided over \$60 million in awards for CDBG Program Year 2013.

Table 5 CDBG 2013-14 Awards

Activity	# of Awarded Activities	Awarded Amount
General Administration		\$3,467,045
Housing	26	\$11,538,223
Public Improvements	20	\$23,159,143
Public Facilities	10	\$7,434,769
Public Services	12	\$2,092,914
Enterprise Fund Economic Development	11	\$2,109,304
Planning and Technical Assistance – ED/General	5/22	\$1,661,224

Activity	# of Awarded Activities	Awarded Amount
OTC Economic Development ³	2	\$8,344,013
CDBG Drought (Public Service) ⁴	2	\$750,000
Totals	110	\$60,556,635

C. HOUSING-RELATED PARKS PROGRAM (HRPP)

The Division of Housing Policy Development's (HPD) Housing-Related Parks (HRP) Program uses voter-approved funds from the Housing and Emergency Shelter Trust Fund Act of 2006 (Proposition 1C) to expand and improve the availability of parks and recreation facilities within communities. An incentive-based program, it provides grant funds to jurisdictions that have housing elements in compliance and have permitted affordable housing during the Designated Program Year (DPY).

The HRP Program had a record breaking funding round in FY 2013-14. After a slow start with the two prior funding rounds significantly undersubscribed, the 2013 NOFA received 113 applications requesting three times more than the amount available. This figure represents the largest number of applications received for any of the funding programs HCD has administered.

The increased interest in the Program was due, in part, to legislative changes pursuant to Chapter 779, Statutes 2012 (AB 1672) which provide greater flexibility in the types of units which can be used to qualify for funding. In addition, HPD staff significantly increased marketing efforts by coordinating with a variety of organizations to advertise the funding opportunity. More jurisdictions were also eligible based on the threshold criteria for housing element compliance. Eighty-nine percent of jurisdictions met this standard.

Of the 113 applications received, 109 were determined to be eligible for funding. Although the DPY 2013 NOFA was issued for \$25 million, HCD was able to use part of the FY 2014-15 allocation to fully fund all eligible applications. As a result, the 109 applications eligible for funding received a total of \$73,605,250.

Awards for DPY 2013 were based on approval of new residential housing units as well as units preserved, rehabilitated and/or acquired affordable to very low- or low-income households between January 1, 2010 and June 30, 2013. Eligible applicants had a total of 20,533 eligible units affordable to lower-income households during the DPY. Of these, approximately 76 percent were newly constructed units and 24 percent were units rehabilitated, converted, or preserved. The following is a breakdown of units approved by tenure and income level:

³ To assist a business in danger of closing due to public health and safety hazards and required seismic improvements; and to build a 143 room, 20-acre hotel development at the northern entry gate of Yosemite National Park.

⁴ To provide temporary assistance with rent and utilities for workers who are facing economic hardship caused by the drought.

Table 6 Affordable Units Eligible for HRP Program

	Owner Units	Rental Units	Total
Extremely Low-Income	79	2,966	3,045
Very Low-Income	271	9,883	10,154
Low-Income	610	6,724	7,334
Subtotals	960	19,573	
Total Affordable Units Eligible for HRP Program			20,533

In addition, the DPY 2013 awards will fund more than 200 individual projects in communities across the State. Approximately 71 percent of HRP Program funds awarded will be spent to create or rehabilitate parks within communities that are both park deficient and disadvantaged.

D. AB 1699 - HCD LOAN RESTRUCTURING PROGRAM

From 1980 to 1995, HCD administered a variety of programs to finance affordable multifamily housing. The 400 projects developed under these programs are now 15-30 years old, and some need rehabilitation. There is little State or local funding available for this purpose, leaving private debt and tax credit equity as available funding sources. In some projects, rents are too low to make these sources viable options.

Recognizing these difficulties, HCD began working with project sponsors and tenant advocates in 2011 to come up with a framework for recasting program regulatory restrictions and loan terms to facilitate reinvestment and rehabilitation. In 2012, this work led to the passage of AB 1699, which authorized loan extensions and limited rent increases. To implement this legislation, HCD drafted program guidelines. After three rounds of public comments, which resulted in substantial changes, HCD adopted the guidelines in October 2014. Full implementation is expected in early 2015.

E. VETERAN HOUSING AND HOMELESSNESS PREVENTION PROGRAM (VHHP)

AB 639 (Chapter 727, Statutes of 2013) modified the Veteran's Bond Act of 2008, authorizing \$600 million in existing single family bond authority to instead fund multifamily housing for Veterans. With the approval of Proposition 41 by California voters on June 3, 2014; HCD, in collaboration with the California Housing Finance Agency (CalHFA) and California Department of Veterans Affairs (CalVet) has been in the process of designing and developing the veteran multifamily housing program. The initial NOFA will be released in January 2015 with an anticipated award date of June 2015.

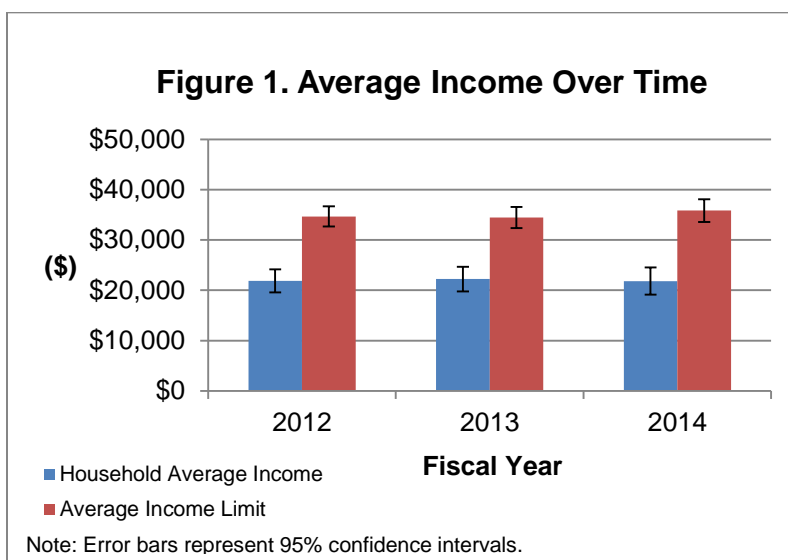
F. MANAGING HCD'S LOAN PORTFOLIO

Asset Management and Compliance (AMC) is responsible for long-term monitoring (up to 55 years) of housing projects to ensure proper repayment of public funds and enforcement of regulatory requirements that the housing remain available and affordable to lower-income households. Examples of these regulatory obligations can include the monitoring

of correct income levels of tenants, correct housing of targeted populations and correct rents being charged for assisted units, appropriate financial management and safe, habitable physical condition.

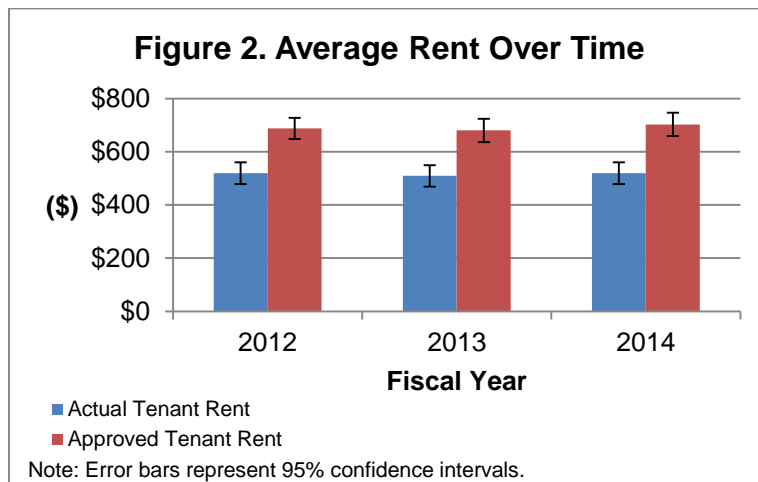
AMC currently manages rental housing loans totaling \$1.83 billion, made by 20 different programs for a total of 1,068 different projects. These projects are located across the State, from Imperial County in the south to Humboldt County in the north and include 57,159 affordable housing units. The affordability requirements of 96 percent of these affordable housing units were preserved from the previous year. AMC is working closely with project sponsors of an additional 3 percent of affordable housing units to assist with financial restructuring or other alternatives to help preserve these affordable housing units.

The affordable housing units in HCD's portfolio house some of the most disadvantaged populations in California, including seniors, veterans, disabled, homeless youth, and migrant farmworkers. The average income of residents in the assisted units in 2014 was \$21,837.⁵ Figure 1 provides information showing that tenants in HCD's affordable housing portfolio have income levels far lower than minimum program requirements. In fact, average household income and HCD approved income limits have not changed significantly from 2012 to 2014.



The vast majority of tenants in assisted units are charged rents at or below HCD approved rents. Roughly 29 percent of units were charged a rent equal to approved rent limits and slightly more than 70 percent of units were charged *below* HCD's approved rent limits. Similar to trends in income, actual tenant rents and HCD-approved rents did not change significantly from 2012-2014 as shown in Figure 2.

⁵ 95% Confidence Interval ranges between \$19,150 - \$24,523



Even when actual rents are significantly lower than HCD approved rent limits, many tenants in AMC's portfolio continue to experience rent burden.⁶ From 2012 to 2014 households spent an average of 34.6 percent of their gross income on rent.⁷ In the same period, between 27.5 and 35.6 percent of households in AMC's portfolio experienced moderate rent burdens; and between 10.3 and 16.1 percent of households experienced severe rent burden.

AMC also monitors and manages individual homeownership housing loans totaling another \$56.2 million. These loans encompass eight programs and provide loans to more than 2,100 individual lower-income homeowners. The default rate is less than one percent in this portion of our portfolio.

AMC is also working with CalHFA, California Tax Credit Allocation Committee (TCAC) and HUD to create a Geographic Information System (GIS) data set available for affordable housing projects across the State. This GIS would be the first in the nation to combine and present this comprehensive statewide affordable housing data. It is anticipated that by the 1st quarter of 2015 the GIS will be completed and made available publically. The GIS is intended to provide information to inform current housing policy discussions and assist with enhancements to management of AMC's affordable housing portfolio.

Multifamily Housing Program—Supportive Housing (MHP-SH): Tenant Characteristics and Outcomes

In accordance with Health and Safety Code Section 50675.14, HCD reports on the characteristics of tenants occupying units funded by the Supportive Housing component of the Multifamily Housing Program (MHP-SH). Section 50675.14 requires MHP-SH borrowers to report this information beginning the second year after project occupancy.

For the July 1, 2013 to June 30, 2014 reporting period, HCD received reports on 69 of the 78 MHP-SH projects. The 69 projects include 1,811 units restricted under MHP-SH. The 1,811 units were occupied by 2,001 tenant households during some part of the reporting

⁶ Moderate rent burden is defined as spending between 30 and 50 percent of household income on rent. Severe rent burden is defined as spending more than 50 percent of household income on rent.

⁷ 95% Confidence Interval ranges from 32.3 percent to 37.0 percent.

period (there are more households than there are units because some units were vacated by a tenant and re-rented to a second tenant during some part of the reporting year). The 2,001 tenant households that occupied these units were documented in the annual reports submitted by the project owners. MHP-SH funds apartments for tenants who are disabled and also were either homeless or at-risk of homelessness.

Prior to moving into the supportive housing projects, 63 percent of the tenant households were homeless, and 37 percent were at-risk of homelessness. (A person is considered “at risk of homelessness” if, for example, their income is less than 20 percent of State Median Income.)

Units funded by MHP-SH are required to be occupied by people who are disabled in one or more of five specific categories. Of the 2,001 tenant households described in the reports, 58.1 percent were living with mental illness; 17.2 percent had a long-term chronic health condition; 10.1 percent were afflicted with chronic substance abuse; 9.3 percent had a developmental disability; and 5.3 percent suffered from HIV/AIDS.

The households living in MHP-SH units had extremely low incomes:

Table 7 MHP-SH Household Annual Income

Annual Income	Tenant Households	Percentage
\$5,000 or less	347	17.3%
\$5,001 to \$10,000	245	12.3%
\$10,001 to \$15,000	1,177	58.8%
\$15,001 to \$20,000	132	6.6%
Greater than \$20,000	100	5.0%

The primary source of this income was public disability programs as 67.8 percent of tenant household income was from Supplemental Security Income, Social Security Disability or Veterans Disability. Only 9.6 percent had income from employment.

Table 8 MHP-SH Household Sources of Income

Sources of Income	Tenant Households ⁸	Percentage ⁸
Earned Income	191	9.6%
Unemployment Ins.	21	1.1%
Disability Assistance	1,357	67.8%
CALWORKS	91	4.6%
General Assistance	158	7.9%
Retirement Income	314	15.7%
Other	78	3.9%

⁸ May include more than one source of income per tenant household.

These households were stable, as 66.6 percent lived in their unit for more than two years. A total of 83.6 percent of households lived in their unit for more than one year:

Table 9 MHP-SH Occupancy Length

Length of Stay	Tenant Households	Percentage
6 months or less	160	8.0%
6 months to 1 year	168	8.4%
1 year to 2 years	340	17.0%
Greater than 2 years	1,333	66.6%

G. AFFORDABLE HOUSING COST STUDY

HCD, along with CalHFA, TCAC, and the California Debt Limit Allocation Committee (CDLAC) conducted a large scale, affordable housing development cost study within California. The cost study provides an opportunity to analyze the factors that influence the cost of building affordable multifamily housing in California, and to seek ways to contain those costs.

The final data set used for the analysis consisted of 400 multifamily affordable projects that received either 9 or 4 percent tax credit awards and had a usable response from the Developer Survey. The final data set also was limited to those projects that involved new construction, excluding any projects that involved the rehabilitation of existing buildings.

Major findings from the cost study are summarized below:

- The potential benefits of affordable housing are very broad, and extend from better school performance to improved health and well-being to increased economic activity.
- Local factors have an impact on costs of affordable housing. Specifically, projects with more community opposition, significant changes imposed by local design-review requirements, or that received funding from a redevelopment agency cost more, adding 5, 6, and 7%, respectively, to the cost per unit, on average.
- Land costs influence the cost of developing affordable housing even when the land costs are excluded from the development cost measure. This is true primarily because they indirectly affect the type of project that is built, as developers are more likely to build taller structures that include underground or podium parking on land that is more expensive to purchase.
- Certain types of parking, especially podium or subterranean parking can add significantly to development costs. Moving more toward infill development that is close to transit can help mitigate the need for large, costly parking structures.

The complete cost study and results can be found at <http://www.hcd.ca.gov/hpd/>.

HCD Highlight

New Directions Sepulveda I & II

Los Angeles, Los Angeles County



Vacant since 1994, Sepulveda I & II transformed from two neighboring three-story, rectangular-shaped, brick U.S. Veteran Administration (VA) Medical Center complexes into permanent, supportive housing restricted to homeless and disabled veterans with incomes at or below 30 percent of area median income for Los Angeles County, and a target population of veterans who are homeless with a disability of mental illness, chronic substance abuse, or HIV-AIDS.



Sepulveda I contains 72 studio units for homeless and disabled veterans. The total development cost of the project was approximately \$30 million, with \$7.4 million from HCD's SHMHP and \$6 million from Federal VA. The remaining funds for the project came from tax credits.



Sepulveda II contains 75 studio units for homeless and disabled veterans. The total development cost of the project was approximately \$28 million, with \$6.5 million from HCD's SHMHP and \$11 million from Federal VA. The remaining funds for the project came from tax credits.

III. STATUTORY BASIS OF THIS REPORT

This report is produced in response to several statutory mandates. The primary requirement is **Health and Safety Code Section 50408**:

50408. (a) On or before December 31 of each year, the department shall submit an annual report to the Governor and both houses of the Legislature on the operations and accomplishments during the previous fiscal year of the housing programs administered by the department, including, but not limited to, the Emergency Housing and Assistance Program and Community Development Block Grant activity. (b) The report shall include all of the following information:

- (1) The number of units assisted by these programs.
- (2) The number of individuals and households served and their income levels.
- (3) The distribution of units among various areas of the state.
- (4) The amount of other public and private funds leveraged by the assistance provided by these programs.
- (5) Information detailing the assistance provided to various groups of persons by programs that are targeted to assist those groups.
- (6) The information required to be reported pursuant to Section 17031.8.

Items (b)(1) through (b)(5) are included in this report. Section 17031.8, cited in subdivision (b)(6), describes information from the department's Employee Housing Act regulatory program, administered, and reported separately, by HCD's Division of Codes and Standards. This mandate was amended to be inoperative from July 1, 2009 to June 30, 2012, inclusive, for cost saving reasons, but resumes in 2012-13.

This report sometimes also includes six-month implementation reports on new State-enacted programs, as required by **Government Code Section 11017.5**:

11017.5. (a) When a statute is enacted establishing a new program or requiring interpretation pursuant to the Administrative Procedure Act, the state agency responsible for the program or regulatory action shall, six months after the operative date or the effective date of the statute, whichever is later, issue a clear and concise summary of actions taken to implement the statute to the author of the statute, the policy committees in each house of the Legislature that considered the statute and, if the statute has been considered by the fiscal committee of either house of the Legislature, to the Joint Legislative Budget Committee and to the fiscal committee of each house of the Legislature that considered the statute. (b) In addition, the State agency responsible for the program or regulatory action shall send copies of all regulations proposed to implement the statute, and notice of any hearings held on those regulations before those hearings are held, to the author of the statute, so long as the author is a Member of the Legislature.

No new State programs were enacted or took effect in 2013-14 that are under HCD's jurisdiction.

This report also includes annual information on Proposition 1C housing bond expenditures in as required by **Government Code Section 16724.4**:

16724.4. Any state bond measure approved by the voters on or after January 1, 2004, shall be subject to an annual reporting process, as follows:

(a) The head of the lead state agency administering the bond proceeds shall report to the Legislature and the Department of Finance no later than January 1, 2005, or the January 1 of the second year following the enactment of the bond measure, whichever is later, and at least once a year thereafter. The annual report shall contain all of the following:

- (1) A list of all projects and their geographical location that have been funded or are required or authorized to receive funds.
 - (2) The amount of funds allocated on each project.
 - (3) The status of any project required or authorized to be funded.
- (b) Costs of the report may be included in the cost of administering the bond measure unless the measure specifically prohibits those expenses.

This report also includes information on tenants in units supported by the Multifamily Housing Program -- Supportive Housing component (MHP-SH), as required by **Health and Safety Code Section 50675.14(f)**:

(f) (1) A borrower shall, beginning the second year after supportive housing project occupancy, include the following data in his or her annual report to the department. However, a borrower who submits an annual evaluation pursuant to subdivision (c) may, instead, include this information in the evaluation:

- (A) The length of occupancy by each supportive housing resident for the period covered by the report.
 - (B) Changes in each supportive housing resident's employment status during the previous year.
 - (C) Changes in each supportive housing resident's source and amount of income during the previous year.
- (2) The department shall include aggregate data with respect to the supportive housing projects described in this section in the report that it submits to the Legislature pursuant to Section 50675.12.

Appendix A LOAN AND GRANT AWARDS AND PROJECTED PRODUCTION BY COUNTY

Program and County	# of Awards	Award Amounts	HCD Assisted or Regulated Units	New Housing Units	Rehab Housing Units	Other Activities	Type of Activity	Other Funds Leveraged
Alameda								
ESG	4	\$667,200				674	Persons Served	
HRPP*	2	\$679,150				191	Incentive Units; Parks and Recreation	
IIG	7	\$11,476,385	297	304			Infrastructure	\$128,421,378
MHP-G	1	\$4,638,400	59	60			New Construction	\$9,646,176
MHP-SH	1	\$1,003,001	63	64			New Construction	\$29,594,108
TOD	5	\$14,867,264	219	234			New Construction	\$84,529,061
County Total:	20	\$33,331,400	638	662	0	865		\$252,190,723
Alpine								
County Total:	0	\$0	0	0	0	0		\$0
Amador								
CDBG	1	\$1,600,000				2,010	Public Services; Planning; Technical Assistance	\$5,000
County Total:	1	\$1,600,000	0	0	0	2,010		\$5,000
Butte								
CDBG	1	\$900,000	8		10		Homeownership Assistance; Housing Rehabilitation	
ESG	2	\$317,250				840	Persons Served	
HOME	2	\$1,350,000	22	5	17		First-Time Homebuyer Acquisition, Owner Occupied Rehabilitation	\$336,757
HRPP	2	\$1,433,000				310	Incentive Units; Parks and Recreation	
County Total:	7	\$4,000,250	30	5	27	1,150		\$336,757
Calaveras								
CDBG	2	\$700,000				4,271	Public Services; Planning	\$10,000
County Total:	2	\$700,000	0	0	0	4,271		\$10,000

Program and County	# of Awards	Award Amounts	HCD Assisted or Regulated Units	New Housing Units	Rehab Housing Units	Other Activities	Type of Activity	Other Funds Leveraged
Colusa								
CDBG	2	\$2,844,877	15		49	3,603	Business Assistance; Microenterprise Assistance; Housing Rehabilitation; Homeownership Assistance; Public Facilities and Improvements	\$0
HOME	1	\$700,000	12	6	6		First-Time Homebuyer Acquisition, Owner Occupied Rehabilitation	\$466,050
County Total:	3	\$3,544,877	27	6	55	3,603		\$466,050
Contra Costa								
ESG	2	\$302,523				245	Persons Served	
IIG	2	\$7,312,544	198	200			Infrastructure	\$61,675,565
PDLF	2	\$200,000		113			Multifamily	\$53,279,734
County Total:	6	\$7,815,067	198	313	0	245		\$114,955,299
Del Norte								
County Total:	0	\$0	0	0	0	0		\$0
El Dorado								
CDBG	3	\$1,610,000	20		6	97	Housing Rehabilitation; Microenterprise Assistance; Homeownership Assistance; Business Assistance	\$26,750
ESG	1	\$224,545				111	Persons Served	
County Total:	4	\$1,834,545	20	0	6	208		\$26,750
Fresno								
CDBG	1	\$1,000,000	7		5		Homeownership Assistance; Housing Rehabilitation	\$0
HOME	2	\$4,498,000	33	6	4	23	First-Time Homebuyer Program; Owner Occupied Rehabilitation; Rental New Construction	\$12,053,088

Program and County	# of Awards	Award Amounts	HCD Assisted or Regulated Units	New Housing Units	Rehab Housing Units	Other Activities	Type of Activity	Other Funds Leveraged
HRPP	2	\$1,575,675				459	Incentive Units; Parks and Recreation	
County Total:	5	\$7,073,675	40	6	9	482		\$12,053,088
Glenn								
CDBG	1	\$70,000				4,934	Planning	\$3,500
ESG	1	\$150,000				69	Persons Served	
County Total:	2	\$220,000	0	0	0	5,003		\$3,500
Humboldt								
CDBG	2	\$5,384,013				19,631	Planning; Nonresidential Historical Preservation	\$1,516,856
ESG	1	\$135,000				103	Persons Served	
HRPP	1	\$106,650				53	Incentive Units; Parks and Recreation	
IIG	3	\$5,254,000	121	123			Infrastructure	30,429,349
County Total:	7	\$10,879,663	121	123	0	19,787		\$31,946,205
Imperial								
CDBG	2	\$3,575,000				48,366	Public Facilities and Improvements; Planning	\$3,750
HOME	2	\$1,400,000	111	11		100	First-Time Homebuyer Program: Tenant-Based Rental Assistance Program	\$2,996,000
HRPP	2	\$930,300				268	Incentive Units; Parks and Recreation	
MHP-G	1	\$2,790,000		48			New Construction	\$4,204,939
County Total:	7	\$8,695,300	111	59	0	48,734		\$7,204,689
Inyo								
CDBG	1	\$1,100,000			19	20	Planning; Housing Rehabilitation	\$5,000
HOME	1	\$700,000	4	4			First-Time Homebuyer Program	\$925,000
County Total:	2	\$1,800,000	4	4	19	20		\$930,000

Program and County	# of Awards	Award Amounts	HCD Assisted or Regulated Units	New Housing Units	Rehab Housing Units	Other Activities	Type of Activity	Other Funds Leveraged
Kern								
CDBG	2	\$2,473,245	39			6,574	Public Facilities and Improvements; Homeownership Assistance; Microenterprise Technical Assistance; Planning	\$40,000
HRPP	1	\$455,600				79	Incentive Units; Parks and Recreation	
MHP-G	1	\$2,784,995		56			New Construction	\$8,569,289
County Total:	4	\$5,713,840	39	56	0	6,653		\$8,609,289
Kings								
CDBG	1	\$2,000,000	5		5	3,200	Homeownership Assistance; Public Facilities and Improvements; Housing Rehabilitation	
ESG	1	\$230,000				263	Persons Served	
HOME	2	\$1,400,000	22	18	4		First-Time Homebuyer Program; Owner Occupied Rehabilitation	\$2,047,146
HRPP	2	\$306,675				105	Incentive Units; Parks and Recreation	
County Total:	6	\$3,936,675	27	18	9	3,568		\$2,047,146
Lake								
HRPP	1	\$80,825				49	Incentive Units; Parks and Recreation	
County Total:	1	\$80,825	0	0	0	49		\$0
Lassen								
County Total:	0	\$0	0	0	0	0		\$0
Los Angeles								
CDBG-DRI	3	\$650,000					Planning	
ESG	2	\$382,250				124	Persons Served	
HOME	1	\$500,000	8		8		Owner Occupied Rehabilitation	\$632,657
HRPP	7	\$7,796,000				3,314	Incentive Units; Parks and Recreation	

Program and County	# of Awards	Award Amounts	HCD Assisted or Regulated Units	New Housing Units	Rehab Housing Units	Other Activities	Type of Activity	Other Funds Leveraged
IIG	10	\$18,094,471	560	571			Infrastructure	\$193,484,647
MHP-G	3	\$11,450,214	368	95	308		New Construction	\$42,989,194
MHP-SH	3	\$2,496,999	45	46			New Construction	\$13,124,765
PDLP	2	\$520,000		26			Single Family; Multifamily	\$8,798,441
TOD	12	\$33,150,566	655	665			New Construction	\$242,556,452
County Total:	43	\$75,040,500	1,636	1,403	316	3,438		\$501,586,156
Madera								
HOME	1	\$700,000	12		12		Owner Occupied Rehabilitation	
County Total:	1	\$700,000	12	0	12	0		\$0
Marin								
ESG	3	\$503,500				268	Persons Served	
County Total:	3	\$503,500	0	0	0	268		\$0
Mariposa								
County Total:	0	\$0	0	0	0	0		\$0
Mendocino								
CDBG	1	\$1,000,000			65		Multifamily Housing Rehabilitation; Single Family Rehabilitation	\$55,000
HOME	1	\$500,000	8		8		Owner Occupied Rehabilitation	
HRPP	1	\$98,550				28	Incentive Units; Parks and Recreation	
County Total:	3	\$1,598,550	8	0	73	28		\$55,000
Merced								
CDBG	2	\$2,800,000	12		5	5,674	Housing Rehabilitation; Homeownership Assistance; Public Facilities and Improvements; Planning	\$5,000
HOME	3	\$2,355,000	31	23	8		First-Time Homebuyer Program; Owner Occupied Rehabilitation	\$22,567,576
County Total:	5	\$5,155,000	43	23	13	5,674		\$22,572,576
Modoc								
County Total:	0	\$0	0	0	0	0		\$0

Program and County	# of Awards	Award Amounts	HCD Assisted or Regulated Units	New Housing Units	Rehab Housing Units	Other Activities	Type of Activity	Other Funds Leveraged
Mono								
HOME	2	\$1,400,000	9	9			First-Time Homebuyer Program; Owner Occupied Rehabilitation	\$1,448,000
County Total:	2	\$1,400,000	9	9	0	0		\$1,448,000
Monterey								
CDBG	2	\$2,500,000			6	53,542	Housing Rehabilitation; Business Assistance; Public Services; Planning	\$5,000
ESG	1	\$50,000				72	Persons Served	
IIG	1	\$582,950	46	47			Infrastructure	\$9,489,246
MHP-G	1	\$3,328,739	43	44			New Construction	\$8,164,005
County Total:	5	\$6,461,689	89	91	6	53,614		\$17,658,251
Napa								
CDBG	1	\$200,001			4		Housing Rehabilitation	
ESG	2	\$352,358				384	Persons Served	
HOME	2	\$1,200,000	22	7	15	0	First-Time Homebuyer Program; Owner Occupied Rehabilitation	\$1,670,000
IIG	1	\$1,708,720	40	41			Infrastructure	\$14,916,935
County Total:	6	\$3,461,079	62	48	19	384		\$16,586,935
Nevada								
CDBG	2	\$3,953,750				33,077	Public Facilities and Improvements; Planning; Public Services	\$10,000
ESG	3	\$657,300				865	Persons Served	
IIG	1	\$4,000,000	60	81			Infrastructure	\$20,050,819
County Total:	6	\$8,611,050	60	81	0	33,942		\$20,060,819
Orange								
CDBG-DRI	2	\$400,000					Planning	
ESG	3	\$601,100				307	Persons Served	
HOME	1	\$700,000	23		23	0	Owner Occupied Rehabilitation	
HRPP	4	\$2,497,975				624	Incentive Units; Parks and Recreation	
IIG	2	\$2,550,720	59	61			Infrastructure	\$22,288,492
County Total:	12	\$6,749,795	82	61	23	931		\$22,288,492

Program and County	# of Awards	Award Amounts	HCD Assisted or Regulated Units	New Housing Units	Rehab Housing Units	Other Activities	Type of Activity	Other Funds Leveraged
Placer								
CDBG	2	\$1,600,000				1,588	Planning; Public Facilities and Improvements	\$5,000
ESG	3	\$607,125				880	Persons Served	
IIG	1	\$2,164,800	44	45			Infrastructure	\$16,336,060
County Total:	6	\$4,371,925	44	45	0	2,468		\$16,341,060
Plumas								
ESG	2	\$230,000				349	Persons Served	
County Total:	2	\$230,000	0	0	0	349		\$0
Riverside								
ESG	1	\$230,000				411	Persons Served	
HOME	1	\$700,000	20	10	10		First Time Homebuyer Program; Owner Occupied Rehabilitation	\$100,867
HRPP	2	\$2,608,100				468	Incentive Units; Parks and Recreation	
MHP-G	1	\$7,000,000	136	138			New Construction	\$20,803,055
County Total:	5	\$10,538,100	156	148	10	879		\$20,903,922
Sacramento								
HRPP	2	\$441,925				214	Incentive Units; Parks and Recreation	
IIG	1	\$941,552	50	50			Infrastructure	\$13,369,299
MHP-SH	1	\$3,000,000	50	50			New Construction	\$13,369,299
County Total:	4	\$4,383,477	100	100	0	214		\$26,738,598
San Benito								
CDBG	2	\$2,494,882				11,170	Public Services; Public Facilities and Improvements	
ESG	1	\$133,000				45	Persons Served	
County Total:	3	\$2,627,882	0	0	0	11,215		\$0
San Bernardino								
ESG	1	\$100,000				133	Persons Served	
HRPP	3	\$1,421,650				341	Incentive Units; Parks and Recreation	
County Total:	4	\$1,521,650	0	0	0	474		\$0

Program and County	# of Awards	Award Amounts	HCD Assisted or Regulated Units	New Housing Units	Rehab Housing Units	Other Activities	Type of Activity	Other Funds Leveraged
San Diego								
ESG	3	\$344,673				859	Persons Served	
GHI	1	\$1,422,998			13		Acquisition/Rehabilitation	\$22,695,220
HRPP	2	\$879,300				269	Incentive Units; Parks and Recreation	
IIG	6	\$15,477,407	424	428			Infrastructure	\$150,248,724
MHP-G	1	\$3,140,339	32	33			New Construction	\$7,023,884
TOD	2	\$7,837,545	105	107			New Construction	\$26,819,505
County Total:	15	\$29,102,262	561	568	13	1,128		\$184,092,113
San Francisco								
IIG	2	\$5,424,369	233	235			Infrastructure	\$99,329,905
MHP-G	2	\$7,000,000	82	83			New Construction	\$30,924,503
MHP-SH	1	\$3,000,000		103	104		Rehabilitation	\$13,233,662
TOD	2	\$4,644,625	148	150			New Construction	\$26,819,505
County Total:	7	\$20,068,994	463	571	104	0		\$170,307,575
San Joaquin								
HOME	1	\$700,000	10	10			First-Time Homebuyer Program	\$323,875
IIG	1	\$2,009,935	81	82			Infrastructure	\$16,921,793
County Total:	2	\$2,709,935	91	92	0	0		\$17,245,668
San Luis Obispo								
CDBG	1	\$1,800,000	5			14,840	Acquisition of Real Property; Planning; Public Facilities and Improvements	\$5,000
HOME	1	\$700,000	9	3	6		First-Time Homebuyer Program; Owner Occupied Rehabilitation	\$381,500
HRPP	1	\$804,450				160	Parks and Recreation	
County Total:	3	\$3,304,450	14	3	6	15,000		\$386,500
San Mateo								
ESG	7	\$813,044				1,347	Persons Served	
HRPP	2	\$342,150				91	Incentive Units; Parks and Recreation	
MHP-G	1	\$3,521,374	29		30		New Construction	\$11,925,054
County Total:	10	\$4,676,568	29	0	30	1,438		\$11,925,054

Program and County	# of Awards	Award Amounts	HCD Assisted or Regulated Units	New Housing Units	Rehab Housing Units	Other Activities	Type of Activity	Other Funds Leveraged
Santa Barbara								
ESG	5	\$769,715				1,827	Persons Served	
County Total:	5	\$769,715	0	0	0	1,827		\$0
Santa Clara								
HRPP	1	\$149,000				50	Incentive Units; Parks and Recreation	
IIG	2	\$3,665,000	158	160			Infrastructure	\$58,028,343
TOD	1	\$3,500,000	101	102			New Construction	\$28,398,459
County Total:	4	\$7,314,000	259	262	0	50		\$86,426,802
Santa Cruz								
ESG	3	\$501,750				2,291	Persons Served	
HRPP	1	\$383,925	14			140	Incentive Units; Parks and Recreation	
IIG	1	\$2,963,800	62	63			Infrastructure	\$24,175,531
MHP-G	1	\$2,310,939	25	26			New Construction	\$11,711,681
County Total:	6	\$6,160,414	101	89	0	2,431		\$35,887,212
Shasta								
CDBG	1	\$1,878,967	6			1,475	Homeownership Assistance; Public Facilities and Improvements; Public Services	
HOME	2	\$1,000,000	48		8	40	Tenant-Based Rental Assistance Program; Owner Occupied Rehabilitation	
County Total:	3	\$2,878,967	54	0	8	1,515		\$0
Sierra								
County Total:	0	\$0	0	0	0	0		\$0
Siskiyou								
CDBG	4	\$5,560,000				13,671	Public Facilities and Improvements; Planning; Business Assistance, Microenterprise Technical Assistance; Public Services	\$6,750
County Total:	4	\$5,060,002	0	0	0	13,671		\$6,750

Program and County	# of Awards	Award Amounts	HCD Assisted or Regulated Units	New Housing Units	Rehab Housing Units	Other Activities	Type of Activity	Other Funds Leveraged
Solano								
CDBG	1	\$1,100,000			10	175	Housing Rehabilitation; Public Facilities and Improvements	
HOME	2	\$6,100,000	75	11	5	59	Owner Occupied Rehabilitation; First-Time Homebuyer Program; Rental New Construction	\$27,569,008
County Total:	3	\$7,200,000	75	11	15	234		\$27,569,008
Sonoma								
ESG	5	\$1,087,250				1,847	Persons Served	
County Total:	5	\$1,087,250	0	0	0	1,847		\$0
Stanislaus								
CDBG	1	\$1,000,000	5		7		Housing Rehabilitation and Homeownership Assistance	
County Total:	1	\$1,000,000	5	0	7	0		\$0
Sutter								
CDBG	1	\$2,000,000				18,282	Planning; Public Facilities and Improvements	\$100,500
HOME	1	\$4,600,000	30			30	Rental New Construction	\$4,629,645
HRPP	1	\$326,975				56	Incentive Units; Parks and Recreation	
PDLP	1	\$100,000		35			Multifamily	\$9,429,808
County Total:	4	\$7,026,975	30	35	0	18,368		\$14,159,953
Tehama								
CDBG	2	\$2,850,000				5,288	Planning; Public Facilities and Improvements	\$1,018,000
ESG	1	\$167,250				62	Persons Served	
HOME	1	\$500,000	8		8		Owner Occupied Rehabilitation	
County Total:	4	\$3,517,250	8	0	8	5,350		\$1,018,000
Trinity								
ESG	1	\$60,000				13	Persons Served	
County Total:	1	\$60,000	0	0	0	13		\$0
Tulare								
ESG	2	\$229,875				367	Persons Served	

Program and County	# of Awards	Award Amounts	HCD Assisted or Regulated Units	New Housing Units	Rehab Housing Units	Other Activities	Type of Activity	Other Funds Leveraged
HDRA	1	\$200,000	24			24	Tenant-Based Rental Assistance Program	
HOME	2	\$1,200,000	23	20	3		First-Time Homebuyer Program; Owner Occupied Rehabilitation	\$1,532,000
HRPP	3	\$1,682,125				354	Incentive Units; Parks and Recreation	
County Total:	8	\$3,312,000	47	20	3	745		\$1,532,000
Tuolumne								
CDBG	2	\$5,060,000			7	1,933	Planning, Housing Rehabilitation, Business Assistance and Public Facilities and Improvements	\$4,100
HOME	1	\$4,134,629	59	4	3	52	First-Time Homebuyer Program; Tenant-Based Rental Assistance Program; Owner Occupied Rehabilitation	\$4,134,629
County Total:	3	\$9,194,629	59	4	10	1,985		\$4,138,729
Ventura								
ESG	3	\$580,399				497	Persons Served	
HOME	1	\$4,600,000	31			31	Rental New Construction	\$12,814,761
GHI	1	\$457,441			12		Acquisition/Rehabilitation	\$12,347,005
MHP-G	1	\$2,035,000	30	31			New Construction	\$3,732,720
MPROP	1	\$584,550					Conversion	
County Total:	7	\$8,257,390	61	31	12	528		\$28,894,486
Yolo								
CDBG	2	\$1,501,900				44	Public Facilities and Improvements, Planning and Public Services	\$2,250
ESG	4	\$699,188				727	Persons Served	
HDRA	1	\$300,000	85			85	Tenant-Based Rental Assistance Program	
IIG	1	\$2,200,000	63	64			Infrastructure	\$20,347,060
County Total:	8	\$4,701,088	148	64	0	856		\$20,349,310

Program and County	# of Awards	Award Amounts	HCD Assisted or Regulated Units	New Housing Units	Rehab Housing Units	Other Activities	Type of Activity	Other Funds Leveraged
Yuba								
ESG	2	\$413,915				582	Persons Served	
County Total:	2	\$413,915	0	0	0	582		\$0
Multi Counties								
DHRS	1	\$9,730,000				3,000	Rental Subsidies	
County Total:	1	\$9,730,000	0	0	0	3,000		\$0
State Totals:	286	\$362,626,116	5,571	4,908	813	271,094		\$1,780,622,445

* The HRPP data in this table only covers the 43 awards funded through the \$25 million available in FY 2013-14. Data pertaining to the remaining DPY 2013 awards, funded through the FY 2014-15 budget allocation, will be included in the next annual report.

Appendix B LOAN AND GRANT AWARDS AND PROJECTED PRODUCTION BY FUNDING SOURCE

Program and County	# of Awards	Award Amounts	HCD Assisted or Regulated Units	New Housing Units	Rehab Housing Units	Other Activities	Type of Activity	Other Funds Leveraged
State Bond Funds - Proposition 1C								
Housing Related Parks Program (HRPP)*								
Alameda	2	\$679,150				191	Incentive units; Parks and Recreation	
Butte	2	\$1,433,000				310	Incentive units; Parks and Recreation	
Fresno	2	\$1,575,675				459	Incentive units; Parks and Recreation	
Humboldt	1	\$106,650				53	Incentive units; Parks and Recreation	
Imperial	2	\$930,300				268	Incentive units; Parks and Recreation	
Kern	1	\$455,600				79	Incentive units; Parks and Recreation	
Kings	2	\$306,675				105	Incentive units; Parks and Recreation	
Lake	1	\$80,825				49	Incentive units; Parks and Recreation	
Los Angeles	7	\$7,796,000				3,314	Incentive units; Parks and Recreation	
Mendocino	1	\$98,550				28	Incentive units; Parks and Recreation	
Orange	4	\$2,497,975				624	Incentive units; Parks and Recreation	
Riverside	2	\$2,608,100				468	Incentive units; Parks and Recreation	
Sacramento	2	\$441,925				214	Incentive units; Parks and Recreation	

Program and County	# of Awards	Award Amounts	HCD Assisted or Regulated Units	New Housing Units	Rehab Housing Units	Other Activities	Type of Activity	Other Funds Leveraged
San Bernardino	3	\$1,421,650				314	Incentive units; Parks and Recreation	
San Diego	2	\$879,300				269	Incentive units; Parks and Recreation	
San Luis Obispo	1	\$804,450				160	Incentive units; Parks and Recreation	
San Mateo	2	\$342,150				91	Incentive units; Parks and Recreation	
Santa Clara	1	\$149,000				50	Incentive units; Parks and Recreation	
Santa Cruz	1	\$383,925				140	Incentive units; Parks and Recreation	
Sutter	1	\$326,975				56	Incentive units; Parks and Recreation	
Tulare	3	\$1,682,125				354	Incentive units; Parks and Recreation	
Program Total:	43	\$25,000,000				7,623		
Infill Infrastructure Grant Program (IIG)								
Alameda	7	\$11,476,385	297	304			Infrastructure	\$128,421,378
Contra Costa	2	\$7,312,544	198	200			Infrastructure	\$61,675,565
Humboldt	3	\$5,254,000	121	123			Infrastructure	\$30,429,349
Los Angeles	10	\$18,094,471	560	571			Infrastructure	\$193,484,647
Monterey	1	\$582,950	46	47			Infrastructure	\$9,489,246
Napa	1	\$1,708,720	40	41			Infrastructure	\$14,916,935
Nevada	1	\$4,000,000	60	81			Infrastructure	\$20,050,819
Orange	2	\$2,550,720	59	61			Infrastructure	\$22,288,492
Placer	1	\$2,164,800	44	45			Infrastructure	\$16,336,060
Sacramento	1	\$941,552	50	50			Infrastructure	\$13,369,299
San Diego	6	\$15,477,407	424	428			Infrastructure	\$150,248,724
San Francisco	2	\$5,424,369	233	235			Infrastructure	\$99,329,905

Program and County	# of Awards	Award Amounts	HCD Assisted or Regulated Units	New Housing Units	Rehab Housing Units	Other Activities	Type of Activity	Other Funds Leveraged
San Joaquin	1	\$2,009,935	81	82			Infrastructure	\$16,921,793
Santa Clara	2	\$3,665,000	158	160			Infrastructure	\$58,028,343
Santa Cruz	1	\$2,963,800	62	63			Infrastructure	\$24,175,531
Yolo	1	\$2,200,000	63	64			Infrastructure	\$20,347,060
Program Total:	42	\$85,826,653	2,496	2,555				\$879,513,146
Multifamily Housing Program - General (MHP-G)								
Alameda	1	\$4,638,400	59	60			New Construction	\$9,646,176
Imperial	1	\$2,790,000		48			New Construction	\$4,204,939
Kern	1	\$2,784,995		56			New Construction	\$8,569,289
Los Angeles	3	\$11,450,214	368	95	308		Acquisition/Rehabilitation	\$42,989,194
Monterey	1	\$3,328,739	43	44			New Construction	\$8,164,005
Riverside	1	\$7,000,000	136	138			New Construction	\$20,803,055
San Diego	1	\$3,140,339	32	33			New Construction	\$7,023,884
San Francisco	2	\$7,000,000	82	83			New Construction	\$30,924,503
San Mateo	1	\$3,521,374	29		30		Acquisition/Rehabilitation	\$11,925,054
Santa Cruz	1	\$2,310,939	25	26			New Construction	\$11,711,681
Ventura	1	\$2,035,000	30	31			New Construction	\$3,732,720
Program Total:	14	\$50,000,000	804	614	338			\$159,694,500
Multifamily Housing Program - Supportive Housing (MHP-SH)								
Alameda	1	\$1,003,001	63	64			New Construction	\$29,594,108
Los Angeles	3	\$2,496,999	45	46			New Construction	\$13,124,765
Sacramento	1	\$3,000,000	50	50			New Construction	\$13,369,299
San Francisco	1	\$3,000,000			104		Acquisition/Rehabilitation	\$13,223,662
Program Total:	6	\$9,500,000	158	160	104			\$69,311,834
Transit-Oriented Development Program (TOD)								
Alameda	5	\$14,867,264	219	234			New Construction	84,529,061
Los Angeles	12	\$33,150,566	655	665			New Construction	242,556,452
San Diego	2	\$7,837,545	105	107			New Construction	26,819,505
San Francisco	2	\$4,644,625	148	150			New Construction	84,127,140
Santa Clara	1	\$3,500,000	101	102			New Construction	28,398,459
Program Total:	22	\$64,000,000	1,228	1,258				466,430,617
Proposition 1C Total:	127	\$234,326,653	4,686	4,587	442	2,558		1,574,950,097

Program and County	# of Awards	Award Amounts	HCD Assisted or Regulated Units	New Housing Units	Rehab Housing Units	Other Activities	Type of Activity	Other Funds Leveraged
State Bond Funds - Proposition 46								
Multifamily Housing Program - Governor's Homeless Initiative (MHP-GHI)								
San Diego	1	\$1,422,998	12		13		Acquisition/Rehabilitation	\$22,695,220
Ventura	1	\$457,441	12		12		Acquisition/Rehabilitation	\$12,347,005
Program Total:	2	\$1,880,439	24		25			\$35,042,225
Proposition 46 Total:	2	\$1,880,439	24	0	25	0		\$35,042,225
State Funds - Senate Bill 104								
Drought Housing Rental Subsidies Program (DHRS)								
Multi-Counties	1	\$9,730,000				3,000	Rental Subsidies	
Program Total:	1	\$9,730,000				3,000		
SB104 Total:	1	\$9,730,000	0	0	0	3,000		\$0
Federal Funds								
Community Development Block Grant Program (CDBG)								
Amador	1	\$1,600,000				2,010	Public Services; Planning; Technical Assistance	\$5,000
Butte	1	\$900,000	8		10		Homeownership Assistance; Housing Rehabilitation	
Calaveras	2	\$700,000				4,271	Public Services; Planning	\$10,000
Colusa	2	\$2,844,877	15		49	3,603	Business Assistance; Microenterprise Assistance; Housing Rehabilitation; Homeownership Assistance; Public Facilities and Improvements	\$0

Program and County	# of Awards	Award Amounts	HCD Assisted or Regulated Units	New Housing Units	Rehab Housing Units	Other Activities	Type of Activity	Other Funds Leveraged
El Dorado	3	\$1,610,000	20		6	97	Housing Rehabilitation; Microenterprise Assistance; Homeownership Assistance; Business Assistance	\$26,750
Fresno	1	\$1,000,000	7		5		Homeownership Assistance; Housing Rehabilitation	\$0
Glenn	1	\$70,000				4,934	Planning	\$3,500
Humboldt	2	\$5,384,013				19,631	Planning; Nonresidential Historical Preservation	\$1,516,856
Imperial	2	\$3,575,000				48,366	Public Facilities and Improvements; Planning	\$3,750
Inyo	1	\$1,100,000			19	20	Planning; Housing Rehabilitation	\$5,000
Kern	2	\$2,473,245	39			6,574	Public Facilities and Improvements; Homeownership Assistance; Microenterprise Technical Assistance; Planning	\$40,000
Kings	1	\$2,000,000	5		5	3,200	Homeownership Assistance; Public Facilities and Improvements; Housing Rehabilitation	
Mendocino	1	\$1,000,000			65		Multifamily Housing Rehabilitation; Single Family Rehabilitation	\$55,000

Program and County	# of Awards	Award Amounts	HCD Assisted or Regulated Units	New Housing Units	Rehab Housing Units	Other Activities	Type of Activity	Other Funds Leveraged
Merced	2	\$2,800,000	12		5	5,674	Housing Rehabilitation; Homeownership Assistance; Public Facilities and Improvements; Planning	\$5,000
Monterey	2	\$2,500,000			6	53,542	Housing Rehabilitation; Business Assistance; Public Services; Planning	\$5,000
Napa	1	\$200,001			4		Housing Rehabilitation	
Nevada	2	\$3,953,750				33,077	Public Facilities and Improvements; Planning; Public Services	\$10,000
Placer	2	\$1,600,000				1,588	Planning; Public Facilities and Improvements	\$5,000
San Benito	2	\$2,494,882				11,170	Public Services; Public Facilities and Improvements	
San Luis Obispo	1	\$1,800,000	5			14,840	Acquisition of Real Property; Planning; Public Facilities and Improvements	\$5,000
Shasta	1	\$1,878,967	6			1,475	Homeownership Assistance; Public Facilities and Improvements; Public Services	
Siskiyou	4	\$5,560,000				13,671	Public Facilities and Improvements; Planning; Business Assistance; Microenterprise Technical Assistance; Public Services	\$6,750

Program and County	# of Awards	Award Amounts	HCD Assisted or Regulated Units	New Housing Units	Rehab Housing Units	Other Activities	Type of Activity	Other Funds Leveraged
Solano	1	\$1,100,000			10	175	Housing Rehabilitation; Public Facilities and Improvements	
Stanislaus	1	\$1,000,000	5		7		Housing Rehabilitation; Homeownership Assistance	
Sutter	1	\$2,000,000				18,282	Public Facilities and Improvements; Planning	\$100,500
Tehama	2	\$2,850,000				5,288	Public Facilities and Improvements; Planning	\$1,018,000
Tuolumne	2	\$5,060,000			7	1,933	Planning; Housing Rehabilitation; Business Assistance; Public Facilities and Improvements	\$4,100
Yolo	2	\$1,501,900				44	Public Facilities and Improvements; Planning; Public Services	\$2,250
Program Total:	42	\$60,556,635	122		198	253,465		\$2,817,456
Community Development Block Grant Program - Disaster Recovery Initiative								
Los Angeles	3	\$650,000					Planning	
Orange	2	\$400,000					Planning	
Program Total:	5	\$1,050,000						
Emergency Solutions Grant Program (ESG)								
Alameda	4	\$667,200				674	Persons Served	
Butte	2	\$317,250				840	Persons Served	
Contra Costa	2	\$302,523				245	Persons Served	
El Dorado	1	\$224,545				111	Persons Served	
Glenn	1	\$150,000				69	Persons Served	
Humboldt	1	\$135,000				103	Persons Served	
Kings	1	\$230,000				263	Persons Served	
Los Angeles	2	\$382,250				124	Persons Served	
Marin	3	\$503,500				368	Persons Served	
Monterey	1	\$50,000				72	Persons Served	

Program and County	# of Awards	Award Amounts	HCD Assisted or Regulated Units	New Housing Units	Rehab Housing Units	Other Activities	Type of Activity	Other Funds Leveraged
Napa	2	\$352,358				384	Persons Served	
Nevada	3	\$657,300				865	Persons Served	
Orange	3	\$601,100				307	Persons Served	
Placer	3	\$607,125				880	Persons Served	
Plumas	2	\$230,000				349	Persons Served	
Riverside	1	\$230,000				411	Persons Served	
San Benito	1	\$133,000				45	Persons Served	
San Bernardino	1	\$100,000				133	Persons Served	
San Diego	3	\$344,673				859	Persons Served	
San Mateo	7	\$813,044				1,347	Persons Served	
Santa Barbara	5	\$769,715				1,827	Persons Served	
Santa Cruz	3	\$501,750				2,291	Persons Served	
Sonoma	5	\$1,087,250				1,847	Persons Served	
Tehama	1	\$167,250				62	Persons Served	
Trinity	1	\$60,000				13	Persons Served	
Tulare	2	\$229,875				367	Persons Served	
Ventura	3	\$580,399				497	Persons Served	
Yolo	4	\$699,188				727	Persons Served	
Yuba	2	\$413,915				582	Persons Served	
Program Total:	68	\$11,540,210				16,662		
Home Investment Partnerships Program (HOME)								
Butte	2	\$1,350,000	22	5	17		First-Time Homebuyer Acquisition, Owner Occupied Rehabilitation	\$336,757
Colusa	1	\$700,000	12	6	6		First-Time Homebuyer Acquisition, Owner Occupied Rehabilitation	\$466,050
Fresno	2	\$4,498,000	33	6	4	23	First-Time Homebuyer Program; Owner Occupied Rehabilitation; Rental New Construction	\$12,053,088

Program and County	# of Awards	Award Amounts	HCD Assisted or Regulated Units	New Housing Units	Rehab Housing Units	Other Activities	Type of Activity	Other Funds Leveraged
Imperial	2	\$1,400,000	111	11		100	First-Time Homebuyer Program: Tenant-Based Rental Assistance Program	\$2,996,000
Inyo	1	\$700,000	4	4			First-Time Homebuyer Program	\$925,000
Kings	2	\$1,400,000	22	18	4		First-Time Homebuyer Program; Owner Occupied Rehabilitation	\$2,047,146
Los Angeles	1	\$500,000	8		8		Owner Occupied Rehabilitation	\$632,657
Madera	1	\$700,000	12		12		Owner Occupied Rehabilitation	
Mendocino	1	\$500,000	8		8		Owner Occupied Rehabilitation	
Merced	3	\$2,355,000	31	23	8		First-Time Homebuyer Program; Owner Occupied Rehabilitation	\$22,567,576
Mono	2	\$1,400,000	9	9			First-Time Homebuyer Program; Owner Occupied Rehabilitation	\$1,448,000
Napa	2	\$1,200,000	22	7	15		First-Time Homebuyer Program; Owner Occupied Rehabilitation	\$1,670,000
Orange	1	\$700,000	23		23		Owner Occupied Rehabilitation	
Riverside	1	\$700,000	20	10	10		First Time Homebuyer Program; Owner Occupied Rehabilitation	\$100,867
San Joaquin	1	\$700,000	10	10			First-Time Homebuyer Program	\$323,875
San Luis Obispo	1	\$700,000	9	3	6		First-Time Homebuyer Program; Owner Occupied Rehabilitation	\$381,500

Program and County	# of Awards	Award Amounts	HCD Assisted or Regulated Units	New Housing Units	Rehab Housing Units	Other Activities	Type of Activity	Other Funds Leveraged
Shasta	2	\$1,000,000	48		8	40	Tenant-Based Rental Assistance Program; Owner Occupied Rehabilitation	
Solano	2	\$6,100,000	75	11	5	59	Owner Occupied Rehabilitation; First-Time Homebuyer Program; Rental New Construction	\$27,569,008
Sutter	1	\$4,600,000	30			30	Rental New Construction	\$4,629,645
Tehama	1	\$500,000	8		8		Owner Occupied Rehabilitation	
Tulare	2	\$1,200,000	23	20	3		First-Time Homebuyer Program; Owner Occupied Rehabilitation	\$1,532,000
Tuolumne	1	\$4,134,629	59	4	3	52	First-Time Homebuyer Program; Tenant-Based Rental Assistance Program; Owner Occupied Rehabilitation; Rental Rehabilitation with or without Acquisition Project	\$4,134,629
Ventura	1	\$4,600,000	31			31	Rental New Construction	\$12,814,761
Program Total:	33	\$41,637,629	630	147	148	335		\$96,304,684
HOME Drought Tenant Based Rental Assistance								
Tulare	1	\$200,000	24			24	Tenant-Based Rental Assistance	
Yolo	1	\$300,000	85			85	Tenant-Based Rental Assistance	
Program Total:	2	\$500,000	109			109		
Federal Funds Total:	150	\$115,284,474	861	147	346	270,571		\$99,122,140

Program and County	# of Awards	Award Amounts	HCD Assisted or Regulated Units	New Housing Units	Rehab Housing Units	Other Activities	Type of Activity	Other Funds Leveraged
Revolving Funds (established from General Fund)								
Predevelopment Loan Program (PDLP)								
Contra Costa	2	\$200,000		113			Multifamily	\$53,279,734
Los Angeles	2	\$520,000		26			Single Family Multifamily	\$8,798,441
Sutter	1	\$100,000		35			Multifamily	\$9,429,808
Program Total:	5	\$820,000		174				\$71,507,983
Mobilehome Park Resident Ownership Program (MPROP)								
Ventura	1	\$584,550					Conversion	
Program Total:	1	\$584,550	0	0	0	0		\$0
Revolving Funds Total:	6	\$1,404,550	0	174	0	0		\$71,507,983
All Funding Sources Total:	286	\$362,626,116	5,571	4,908	813	271,094		\$1,780,622,445

* The HRPP data in this table only covers the 43 awards funded through the \$25 million available in FY 2013-14. Data pertaining to the remaining DPY 2013 awards, funded through the FY 2014-15 budget allocation, will be included in the next annual report.

Appendix C PROPOSITION 1C BOND FUNDS OVERVIEW AND ACCOMPLISHMENTS

Department	Programs	Total Available	¹ Committed	Available	Number of Awards	Housing Units	Shelter Spaces	Infrastructure Projects	Incentive Units	TOTAL
	Homeownership Programs									
HCD	CalHome	348,011,432	293,007,082	55,004,350	325	6,796				6,796
HCD	BEGIN Program	66,988,568	63,639,139	3,349,429	54	1,729				1,729
HCD	California Self-Help Housing Program	10,000,000	8,859,329	1,140,671	43	636				636
CalHFA	California Homebuyer's Downpayment Assistance Program	200,000,000	126,265,428	73,734,572	19,831	19,831				19,831
HCD	Affordable Housing Innovation Program	70,000,000	56,937,005	13,062,995	25					0
	Multifamily Rental Housing Programs									
HCD	Multifamily Housing Program	383,042,415	366,530,261	16,512,154	71	5,327				5,327
HCD	Multifamily Housing -Supportive	195,000,000	188,324,227	6,675,773	40	2,424				2,424
HCD	Homeless Youth Housing	41,957,585	39,957,333	2,000,252	14	634				634
	Other Programs									
HCD	Serna Farmworker	135,000,000	84,476,513	50,523,487	61	3,888				3,888
HCD	Emergency Housing Assistance	50,000,000	33,244,358	16,755,642	50		3,133			3,133
HCD	Infill Infrastructure Grant Program	790,000,000	694,521,996	95,478,004	125	18,863		415		19,278
HCD	Transit Oriented Development	300,000,000	268,242,208	31,757,792	42	5,512		52		5,564
HCD	Housing - Related Parks Program	200,000,000	45,058,125	154,941,875	99				16,834	16,834
CPCFA	²CALReUSE Remediation Program	60,000,000	55,000,000	5,000,000	34	6,138				6,138
	³ Statewide Costs		7,211,293	(7,211,293)						
	⁴ Administrative Costs		187,574,045	(187,574,045)						
	Grand Total	2,850,000,000	2,518,848,342	331,151,658	20,814	71,778	3,133	467	16,834	92,212

¹Funding has been awarded but may not have been disbursed. Legislative appropriation may be somewhat higher.

²Administered by the California Pollution Control Financing Authority

³Estimated costs charged by agencies other than the administering department, such as State Treasurer's Office and State Controller's Office, over the entire life of the bonds. These amounts are held in reserve to ensure their availability.

⁴Estimated costs incurred by HCD and CalHFA over the entire life of the bonds to provide the support to the bond programs that are expended from bond proceeds over the entire life of the bonds. These amounts are held in reserve to ensure their availability.

Appendix D MAP OF CUMULATIVE PROPOSITION 1C AWARD AMOUNTS BY COUNTY



Appendix E MAP OF CUMULATIVE PROPOSITION 46 AWARD AMOUNTS BY COUNTY



Appendix F Terms and Acronyms

Activities: The intended results of awards and contracts. That is, the purpose of the funding or specific portions of the work to be completed via a Standard Agreement (contract).

AHIF: The Affordable Housing Innovation Fund, created by **Proposition 1C** and fleshed out by Chapter 652 of the Statutes of 2007 (SB 586). AHIF includes several programs to demonstrate innovative, cost-saving approaches to creating or preserving affordable housing, including new activities and the revival of the Local Housing Trust Fund program. The currently active programs are:

AHIP Golden State Acquisition Fund (State bond funded): Makes loans to housing sponsors and developers through a designated nonprofit fund manager to provide quick acquisition financing for the development or preservation of affordable housing.

AHIP Local Housing Trust Fund Program (State bond funded): Makes grants to existing and new local housing trust funds dedicated to create or preserve affordable housing.

AHIP Catalyst Community Grant Program (State bond funded): Makes grants to designated local Catalyst Communities to encourage and support the development of sustainable communities with strategies to improve transportation choices, reduce environmental hazards and increase energy conservation.

AMC: DFA's Asset Management and Compliance Section oversees HCD's portfolio of more than three thousand past loans and grants for rental and ownership housing, to insure compliance with varied contractual conditions to repay public funds and preserve the affordability of assisted housing.

ARRA: American Recovery and Reinvestment Act of 2009 (federally funded). HCD distributed ARRA funds during 2009-11 through several limited-term programs intended to counter the effects of the recession. The Neighborhood Stabilization Program (NSP3), to rescue foreclosed homes, is the last active one (see tables in this report).

Assisted Housing Units: Dwelling units, residential hotel units, or bedrooms in group homes, which are reserved for occupancy or occupied by eligible lower income households in accordance with contracts between HCD and the project sponsors.

BEGIN: The Building Equity and Growth in Neighborhoods program (State bond funded). Offers incentives to cities and counties to reduce regulatory barriers to new affordable ownership housing, in the form of financing for local government-administered down-payment assistance loans to qualifying first-time low- and moderate-income buyers of homes in projects facilitated by local regulatory barrier reduction.

CalHFA: California Housing Finance Agency, a sister agency of HCD which operates as the State's affordable housing bank. CalHFA differs from HCD in generating loan funds primarily through the issuance of revenue bonds, and in focusing primarily, but not exclusively, on the conventional mortgage financing of single-family affordable homeownership.

CalHome: CalHome program (State funded, General Fund and bonds). Makes grants to local public agencies or nonprofits, which use them to fund single-family development projects, first-time homebuyer assistance and owner-occupied rehabilitation.

CalHome PDL: CalHome Project Development Loans (State bond-funded). Part of the CalHome program that makes loans directly to developers for real property acquisition, site development, predevelopment, construction period expenses of homeownership development projects, or permanent financing for mutual housing and cooperative developments.

CAPE: Consolidated Automated Program Enterprise System. HCD loan and grant database designed to hold and process data for fund management, application processing, loan and grant underwriting, contracts, monitoring of past loans and grants, and reporting.

CDBG: The Community Development Block Grant Program provides federal CDBG program benefits through HCD to non-entitlement cities and counties. Awards grants for housing, infrastructure, public improvements, public facilities and public services, as well as business development, hiring assistance and economic development planning in rural communities.

CDLAC: The California Debt Limit Allocation Committee (in the State Treasurer's Office) allocates California's share of the annual federal allowance of tax-exempt bonds that can be issued by State and local government agencies to assist private activities such as affordable rental housing, economic development or infrastructure.

CHDO: Community Housing Development Organization -- a nonprofit developer that meets criteria to apply directly to HCD for Home Investment Partnerships Program (**HOME**) funds.

Confidence Interval: A term used in inferential statistics that measures the probability that a value will fall between an upper and lower bound of a probability distribution.

Contract: A written or oral agreement between two or more parties that is enforceable by law. In HCD practice, a single loan or grant may involve several written contracts: a Standard Agreement incorporating general State terms and conditions, a Loan Agreement or Development Agreement for the specific award and project, and/or a Regulatory Agreement governing the operation of a completed project.

CPCFA: The California Pollution Control Financing Authority, recipient of \$60 million from Proposition 1C.

CSHHP: The California Self-Help Housing Program (bond funded) funds programs that advise low and moderate income families that build their homes with their own labor.

DFA: HCD's Division of Financial Assistance, formerly the Division of Community Affairs.

DHRS: The Drought Housing Rental Subsidies Program is the result of 2014 legislation under Senate Bill 104/Assembly Bill 80 that authorized \$10 million in State funds for rental assistance to areas with severe economic drought impact.

DRI/DREF: Disaster Recovery Initiative/Disaster Recovery Enhancement Fund program, a federally-funded “last resort” resource for recovery from damages suffered in 2008 wildfires in parts of California. HCD distributed DRI funds in 2010-12. DREF is a supplemental allocation added in 2011. Fourteen counties and two Native American tribes were eligible to apply.

EHAPCD: The Emergency Housing Assistance Program - Capital Development (State bond funded) funds the acquisition, construction, rehabilitation or expansion of homeless shelter facilities and transitional housing.

ESG: The Emergency Solutions Grants program (federally funded), formerly the Federally Emergency Shelter (ESG) program. HUD restructured ESG in 2012 to incorporate features of the temporary Homeless Prevention and Rapid Re-Housing Program (HPRP) to increase emphasis on assisting people to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.

EZ: The Enterprise Zone Program (State tax incentives) offers State and local tax and regulatory incentives to encourage business investment and the hiring of disadvantaged individuals in Enterprise Zones (economically distressed areas designated by the State) throughout California.

FESG: The Federal Emergency Shelter Grant Program (federally funded); superseded by ESG, financed emergency shelters, supportive services and transitional housing for homeless individuals and families.

FTHB: First-time homebuyer assistance, usually in the form of grants for down payment assistance or below-market-rate mortgage loans.

FWHG: Farmworker Housing Grant Program (bond funded; see Serna or Joe Serna Jr. Farmworker Housing Grant Program).

GHI: Governor’s Homeless Initiative is an interagency effort among **HCD**, **CalHFA** and the Department of Mental Health (**DMH**). The Initiative reduced homelessness by funding development of permanent supportive housing for persons with severe mental illness who are chronically homeless.

Grant: An award of money for a specific purpose without expectation of repayment. A grant may be subject to contractual conditions, and may be cancelled or required to be repaid if the grantee defaults on contractual obligations.

HCD: California Department of Housing and Community Development. Operates the programs described in this Directory, and provides leadership, policies and programs to preserve and expand safe and affordable housing opportunities and promote strong communities for all Californians.

HERA: Housing and Economic Recovery Act of 2008 (see **HR 3221** and **NSP**).

HOME: Home Investment Partnerships program (federally funded). Assists cities, counties and nonprofit community housing development organizations (**CHDOs**) to create and retain affordable housing.

Housing and Emergency Shelter Trust Fund Act of 2002: A \$2.1 billion affordable housing State General Obligation bond measure approved by voters on November 5, 2002, also known as **Proposition 46**.

Housing and Emergency Shelter Trust Fund Act of 2006: A \$2.85 billion affordable housing and infrastructure State General Obligation bond measure approved by voters in November 2006, also known as **Proposition 1C**.

HPD: HCD's Division of Housing Policy Development. Reviews the housing elements of city and county General Plans; conducts policy research; prepares plans and reports on housing policy and the housing stock; operates the Housing Related Parks (HRP) Program.

HPRP: Homelessness Prevention and Rapid Re-Housing Program (federally funded) was incorporated into the **ESG** program in 2012 (see **ARRA**).

HR 3221: The Housing and Economic Recovery Act of 2008 (**HERA**). Passed in July 2008, the Act's Neighborhood Stabilization Program (**NSP**) provision provided Community Development Block Grant (**CDBG**) funds to state and local governments to purchase and preserve abandoned and foreclosed homes and residential property.

HRPP: Housing Related Parks Program (State bond funded). Creates incentives and rewards local government for building affordable housing with grant money for much needed parks in their communities, to be administered by HCD's Division of Housing Policy Development (HPD).

HUD: U.S. Department of Housing and Urban Development

IDIS: Integrated Disbursement and Information System is HUD's federal database into which HCD and hundreds of other local and state recipients of federal community development funds enter program status and outcomes, and file mandated plans and reports.

IIG: Infill Infrastructure Grant Program (State bond funded). Provides grants for development of public infrastructure projects that facilitate or support infill housing construction.

JSJFWHG: Joe Serna, Jr. Farmworker Housing Grant Program (bond funded; see **Serna or FWHG**).

JHB (Jobs Housing Balance): Principle of land-use planning that seeks to reduce vehicle trips by locating housing near jobs that will employ the residents. See the Workforce Housing Reward Program (**WFHP**).

Leverage: 1) The amount of other funds invested in a project that receives funds from an HCD program and, 2) the use of loan or grant funds to maximize the amount of investment in a project from other sources, or to maximize the return per dollar invested.

LHTF: Local Housing Trust Fund Matching Grant Program (see **AHIF**).

Loan: An award for a specific purpose with the expectation that it will be repaid according to a specified schedule of payments or within a specified period.

Match: Funds (or in-kind assets such as land) from other sources that a grantee (e.g., a HOME grantee) is required to contribute to a project as a condition of the grant. Match can be one-to-one, two-to-one, one-half-to-one, etc.

MHP: The Multifamily Housing Program (State bond funded) finances the new construction, rehabilitation and preservation of permanent and transitional rental housing for lower income households.

MHP-HY: The Multifamily Housing Program – Homeless Youth Component (State bond funded) provides low-interest loans for affordable rental housing developments that contain units for homeless youth who are emancipated minors, those who are at least 18 years old, homeless or at risk of homelessness, no longer eligible for foster care on the basis of age, or who have run away from home.

MHP-SH: The Multifamily Housing Program – Supportive Housing Component (State General Obligation bond funded) provides low-interest loans to developers of permanent affordable rental housing with a minimum percentage of units with associated supportive services for persons with disabilities.

MHSA: Mental Health Services Act Housing Program (bond-funded through Proposition 63 of 2004), jointly administered by **CalHFA** and the Department of Mental Health (**DMH**). Offers permanent financing loans and capitalized operating subsidies for the development of permanent supportive housing for persons with serious mental illness. HCD has provided supplemental funding for many MHSA projects

Monitoring: Periodic review of the operation, management, physical condition, plans, financial accounts and reports of a project, used to assess and assure the continued security of a loan on the project, and to enforce contractual requirements that the housing (when applicable) remain available and affordable to lower income households. Monitoring is typically annual, but may be less often for projects deemed at low risk of default. Monitoring includes “desk monitoring” of project documents and reports, and site visits and inspections.

MPROP: Mobilehome Park Resident Ownership Program (State funded) finances the preservation of affordable mobilehome parks by conversion to ownership or control by resident organizations, nonprofit housing sponsors, or local public agencies.

NOFA: Notice of Funding Availability. An announcement and a solicitation of applications for a specified amount of funding that will be awarded by an HCD program, according to stated criteria and schedules.

Nonprofit: A private nonprofit charitable corporation under State and federal law. A nonprofit may not pay corporate earnings to shareholders or individuals. Nonprofits are the most frequently eligible type of private entity to receive HCD loans and grants.

OLM: The Owner Loan Management section of **AMC**.

OMS: The Office of Migrant Services (State General Fund funded) funds the operation of affordable seasonal rental housing and support services for migrant farmworker families during the peak harvest season.

Parks: see **HRPP**

PDL: see CalHome PDL.

PDLP: The Predevelopment Loan Program (State funded) provides predevelopment capital from a revolving special fund to finance the start of low-income housing projects in rural areas.

P/TA or PTA: Planning and Technical Assistance is a component of **CDBG** that funds planning efforts in small cities and rural counties.

Preserved Housing Units: Affordable (usually subsidized) housing units that were threatened with demolition or conversion to market rents through the termination of subsidies, and have been preserved as affordable units through purchase, renewed subsidy and/or rehabilitation.

Proposition 1C: see **Housing and Emergency Shelter Trust Fund Act of 2006**.

Proposition 46: see **Housing and Emergency Shelter Trust Fund Act of 2002**.

Rehabilitated (or Rehab) Housing Units: Dwelling units which were deteriorated or substandard, and have been repaired to return them to compliance with applicable building, health and safety codes.

RFP: Request for Proposal is an announcement that funds are available, soliciting applications or proposals for their use that is similar to a **NOFA**.

Serna: Joe Serna, Jr. Farmworker Housing Grant Program (State bond funded) finances owner-occupied and rental units for agricultural workers, with a priority for lower-income households (also see JSJFWHG or FWHG).

TCAC: The California Tax Credit Allocation Committee (chaired by the State Treasurer) allocates federal and State low-income housing tax credits in California.

TOD: The Transit Oriented Development Housing Program (State bond funded) was created by **Proposition 1C** to provide funds to develop or facilitate higher density housing and mixed-use developments within one-quarter mile of transit stations and to encourage increased public transit ridership.